



**GRASSROOTS**  
REALTY GROUP

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**35 Kingsland Villas SW  
Calgary, Alberta**

**MLS # A2297300**



**\$488,888**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 365
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome home to Kingsland Villas &mdash; a sought-after, well-maintained home with a fantastic location! Situated on a quiet street just across from Marshalls and within walking distance to parks, pathways, schools, shopping, restaurants, and the LRT, this home combines convenience with comfort. This bright and inviting property offers 3 bedrooms, 2.5 bathrooms, and an attached garage with a full concrete driveway. Enjoy the sunny south-facing backyard featuring a raised deck and elegant glass railing &mdash; perfect for relaxing or entertaining. Inside, the open-concept design boasts a spacious great room with soaring two-storey ceilings and a cozy gas fireplace, a large dining area, and a kitchen overlooking the living space. Upstairs, you'll find a generous primary suite with a walk-in closet and a full ensuite, plus two additional bedrooms and another full bath. Don't miss your chance to own in this desirable community and &mdash; contact your favourite REALTOR&reg; today to book a private viewing!